CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- September 15, 2017

121 N. LaSalle Street- City Council Chambers 2nd Floor

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sol Flores Sam Toia

Chairman Sercye called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, Doar, and Flores). Toia arrived at 9:25 AM.

Motion to approve the minutes from the August 18, 2017 regular meeting by the Chairman. Second by Flores. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia.

Motion to approve the September 15, 2017 agenda made by the Chairman. Second by Flores. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

192-16-S ZONING DISTRICT: C1-1 WARD: 39

APPLICANT: Islamic Center of Chicagoland, Inc.

OWNER: Mohammed Ali

PREMISES AFFECTED: 4856 N. Elston Avenue

SUBJECT: Application for a special use to permit the establishment of a

community center in an existing single story building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

193-16-S ZONING DISTRICT: C1-1 WARD: 39

APPLICANT: Islamic Center of Chicagoland, Inc.

OWNER: Mohammed Ali

PREMISES AFFECTED: 4846 N. Elston Avenue

SUBJECT: Application for a special use to permit the establishment of a

religious assembly facility.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

194-16-S ZONING DISTRICT: C1-1 WARD: 39

APPLICANT: Islamic Center of Chicagoland, Inc.

OWNER: Mohammed Ali

PREMISES AFFECTED: 4856 North Elston Avenue

SUBJECT: Application for a special use to permit the establishment of

accessory off-site parking to serve a religious assembly facility

located at 4846 N. Elston Avenue.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

450-16-S ZONING DISTRICT: PMD No. 8 WARD: 11

APPLICANT: 1300 Exchange, LLC OWNER: Same as applicant

PREMISES AFFECTED: 4121 S. Packers Avenue

SUBJECT: Application for a special use to establish and expand the area and

use of an existing transfer station and facility in conjunction with Class II, Class III and Class V recycling uses at the subject

property.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

451-16-S ZONING DISTRICT: PMD No. 8 WARD: 11

APPLICANT: 1300 Exchange, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4121 S. Packers Avenue

SUBJECT: Application for a special use to establish and locate a Class III

recycling facility in conjunction with a proposed expanded transfer

station operation at the subject property.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

452-16-S ZONING DISTRICT: PMD No. 8 WARD: 11

APPLICANT: 1300 Exchange, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4121 S. Packers Avenue

SUBJECT: Application for a special use to establish and locate a Class V

recycling facility in conjunction with a proposed expanded transfer

station operation at the subject property.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

410-16-S ZONING DISTRICT: C3-5 WARD: 2

APPLICANT: Fremont Hotel Partners
OWNER: Same as applicant
PREMISES AFFECTED: 1523 N. Fremont Street

SUBJECT: Application for a special use to permit the establishment of a one

hundred fifty-six room hotel.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

REGULAR CALL

ZONING DISTRICT: B1-3 WARD: 48 534-17-Z

APPLICANT: Addivy Properties, LLC **OWNER:** Same as applicant PREMISES AFFECTED: 5451-55 N. Broadway

SUBJECT: Application for a variation to expand an existing public place of

> amusement license to the rear of 5451-55 N. Broadway into 1135-37 W. Catalpa Avenue for a second performance theater which is

located within 125' of a residential zoning district.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

ZONING DISTRICT: B3-1 535-17-S **WARD: 39**

APPLICANT: Benjamin Sitt

OWNER: Lawrence 4521, LLC

PREMISES AFFECTED: 4521 W. Lawrence Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

ZONING DISTRICT: B3-2 536-17-S WARD: 1

APPLICANT: Melissa Gomez **OWNER:** Gaspar Gomez

PREMISES AFFECTED: 1754 W. Division Street

Application for a special use to establish a beauty / nail salon. **SUBJECT:**

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

ZONING DISTRICT: B3-3 WARD: 28 537-17-Z

APPLICANT: 2037 N. Kenneth, Inc. **OWNER:** Same as applicant PREMISES AFFECTED: 2355 W. Flournoy Street

Application for a variation to reduce the rear setback from the **SUBJECT:**

required 30' to zero on floors containing dwelling units for a proposed four-story, mixed-use building with ground floor retail/

office space and twenty-one dwelling units above.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

538-17-Z **ZONING DISTRICT: B3-3 WARD: 28**

APPLICANT: 2037 N. Kenneth, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2355 W. Flournoy Street

Application for a variation to eliminate the one required loading **SUBJECT:**

berth for a proposed four-story mixed-use building with ground

floor retail/office and twenty-one dwelling units above.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

539-17-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Bloomfield Development Company, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3852 N. Janssen

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.1' to 19' for a proposed rear addition with a rear open deck to the existing three-story, two dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

540-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 441-47 Developers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 443-47 W. Arlington Place

SUBJECT: Application for a variation to reduce the front setback from the

required 6.47' to zero, rear setback from 29.99' to zero, east from 5' to zero (west to be zero) combined side setback from 10' to zero for a proposed four-story, eight dwelling unit building with roof top enclosures, attached garage, balconies, terraces and masonry

fences.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Flores, and Toia (Doar absent).

541-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 441-47 Developers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 443-47 W. Arlington Place

SUBJECT: Application for a variation to relocate the required rear yard open

space of 610.25 square feet to the second floor terrace which is more than 4' above grade for a proposed four-story, eight dwelling unit building with roof stairway enclosures, attached garage,

balconies, terraces and masonry fences.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Flores, and Toia (Doar absent).

542-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 441-47 Developers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 439 W. Arlington Place

SUBJECT: Application for a variation to reduce the rear setback from the

required 18.27' to zero, west setback from 2.26' to zero, (east to be 0.22'), combined side setback from 5.65' to 0.22' for a proposed rear two-story addition with a deck and rear patio with screen walls

and storage below on the existing three-story, single family

residence.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Flores, and Toia (Doar absent).

543-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 441-447 Developers, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 439 W. Arlington Place

SUBJECT: Application for a variation to reduce the required off-street parking

from the required one space to zero for a proposed rear two story addition with deck, rear patio with screen walls and storage below

on the existing three-story, single family residence.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Flores, and Toia (Doar absent).

544-17-Z ZONING DISTRICT: B3-5 WARD: 2

APPLICANT: 1879-85 North Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1879-85 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed five-story retail and thirty

dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

545-17-Z ZONING DISTRICT: B3-5 WARD: 2

APPLICANT: 1879 North Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1879-85 N. Milwaukee Avenue

SUBJECT: Application for a variation to eliminate the required 10' x 25'

loading berth for a proposed five-story retail and thirty dwelling

unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

546-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Jeff Zehr and Maria Reese

OWNER: Same as applicant **PREMISES AFFECTED:** 2022 N. Dayton Street

SUBJECT: Application for a variation to reduce the north setback from the

required 2' to 0.23' (south to be 2.57'), combined side setback from 5' to 2.89' for a proposed rear two-story addition, side bay window addition at second floor, rear raised open patio for the existing two-

story single family residence.

Continued to October 20, 2017 at 9:00 a.m.

547-17-Z ZONING DISTRICT: RT-4 WARD: 48

APPLICANT: Virag Nanavati **OWNER:** Same as applicant

PREMISES AFFECTED: 1470 W. Rascher Avenue

SUBJECT: Application for a variation to reduce rear setback from the required

37.61' to 2.08', west setback from 2' to zero, east from 2' to zero, combined side setback from 5' to zero for a proposed open stair bridge connection from the existing open porch to a proposed

garage roof deck.

Application approved with conditions by voice vote. 3-0; yeas -

Sercye, Flores, and Toia (Doar absent).

548-17-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Gerardo Yanes

OWNER: Har-Hig Properties, LLC **PREMISES AFFECTED:** 7152 W. Higgins Road

SUBJECT: Application for a special use to establish a barber shop.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

549-17-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: 1937 S Canalport, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1935 S. Canalport Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor.

Continued to October 20, 2017 at 9:00 a.m.

550-17-Z ZONING DISTRICT: RM-5 WARD: 45

APPLICANT: Edward Paliatka
OWNER: Same as applicant
PREMISES AFFECTED: 5352 W. Argyle Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12.96' to 10', rear setback from 32.4' to 7.25', combined side setback from 22.5' to 10' for a proposed four story, twenty-

four dwelling unit building with indoor parking. Continued to November 17, 2017 at 2:00 p.m.

551-17-Z ZONING DISTRICT: RM-5 WARD: 45

APPLICANT: Edward Paliatka
OWNER: Same as applicant
PREMISES AFFECTED: 5352 W. Argyle Street

SUBJECT: Application for a variation to reduce the rear yard open space from

740 square feet to zero for a proposed four-story, twenty-four

dwelling unit building with indoor parking.

Continued to November 17, 2017 at 2:00 p.m.

552-17-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Maynard Elaine 574 Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3402-04 N. Elaine Place

SUBJECT: Application for a variation to reduce the west setback from 5' to

zero to allow required parking in the west side setback to convert an existing, three-story, six dwelling unit building to an eight

dwelling unit building.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Flores, and Toia (Doar absent).

553-17-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Maynard Elaine 574 Holdings, LLC

OWNER: Same as applicant PREMISES AFFECTED: 3402-04 N. Elaine Place

SUBJECT: Application for a variation to reduce the required 288 square feet

of rear yard open space to zero to convert an existing three-story, six-dwelling unit building to an eight dwelling unit building.

Application approved with conditions by voice vote. 3-0; yeas -

Sercye, Flores, and Toia (Doar absent).

554-17-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Maynard Elaine 574 Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3402-04 N. Elaine Place

SUBJECT: Application for a variation to reduce the required parking spaces

from five spaces to three spaces to convert an existing three-story,

six dwelling unit building to eight dwelling units.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Flores, and Toia (Doar absent).

555-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Richard and Kathleen Pastorelli

OWNER: Same as applicant **PREMISES AFFECTED:** 2130 W. Fletcher Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.98' to 2.5', west setback from 2' to 0.35' (east to be 2.51'), combined side setback from 5' to 3.86' for a proposed roof deck, trellis and privacy walls on the existing garage and an open

bridge/stair to access the roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

556-17-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Thuan Do
OWNER: Nicholas Tadros
PREMISES AFFECTED: 808 W. 87th Street

SUBJECT: Application for a special use to establish a nail salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

557-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35' to 23.82', north setback from 2' to 1', combined side setback from 5' to 4' for a proposed three-story covered roof on an

existing open deck and a one-story addition. Continued to October 20, 2017 at 9:00 a.m.

558-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street

SUBJECT: Application for a variation to increase the area occupied by an

accessory garage by no more than 10% from 480 square feet to

521.75 square feet.

Continued to October 20, 2017 at 9:00 a.m.

559-17-Z ZONING DISTRICT: B2-3 WARD: 33

APPLICANT: Chicago Title Land Trust No. 31934

OWNER: Same as applicant **PREMISES AFFECTED:** 2510 W. George Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero on floors containing dwelling units for a proposed four-story building with ground floor office and three

dwelling units above.

Application approved by voice vote. 3-0; yeas – Flores, Doar,

and Toia (Sercye recused).

560-17-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Tomas Kleveta
OWNER: Same as applicant
PREMISES AFFECTED: 1834 N. Rockwell Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.68' to 30' for a proposed three-story, four dwelling unit

building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

561-17-S ZONING DISTRICT: B3-2 WARD: 16

APPLICANT: Yolande A. Sanvi **OWNER:** Alvin Bell Jr.

PREMISES AFFECTED: 6249 S. Western Avenue

SUBJECT: Application for a special use to establish a hair salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

562-17-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: 4922 N Albany Condominium Association

OWNER: Tirf Robert, Remoh Robert, Jessica Robert, Bruno Robert

PREMISES AFFECTED: 4922 N. Albany Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.59' to 2', north setback from 2.4' to 0.5' (south to be 0.5'), combined side setback from 6' to 1' and to relocate the 675 square feet of rear yard open space to proposed roof deck with an

open bridge to access the garage deck.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

563-17-Z ZONING DISTRICT: C2-2 WARD: 16

APPLICANT: Wendy Berry **OWNER:** James Janas

PREMISES AFFECTED: 5830 S. Western Avenue

SUBJECT: Application for a variation to reduce the required on-site parking

from 2 spaces to one for a proposed day care center which will provide one on-site parking space, two drop-off spaces and four

bicycle parking spaces.

Application approved by voice vote. 4-0; yeas - Sercye, Doar,

Flores, and Toia.

564-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Hastings Properties, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1804 N. Hudson Avenue

SUBJECT: Application for a variation to reduce the rear setback 34.44' to 22',

the north setback from 2' to 0.33' (south to be 1.67'), combined 4.6' to 2' for a proposed three-story single family residence with roof top enclosure and a rear garage with an open stair and roof

deck.

Continued to October 20, 2017 at 9:00 a.m.

565-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Hastings Properties, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1810 N. Hudson Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12.29' to 9', rear setback from 34.44' to 22', north from 2' to 0.67' (south to be 1.33') combined side setback from 4.6' to 2' for

a proposed three-story single family residence with roof top

enclosure and garage with open stair and roof deck. Continued to October 20, 2017 at 9:00 a.m.

566-17-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: All Star Management No. 45, Inc.

OWNER: 87th Street Owner, LLC **PREMISES AFFECTED:** 8740 S. Lafayette Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed one-story fast food restaurant.

Continued to October 20, 2017 at 9:00 a.m.

567-17-Z ZONING DISTRICT: RT-4 WARD: 30

APPLICANT: John Karnuth Same as applicant

PREMISES AFFECTED: 4315-17 W. School Street

SUBJECT: Application for a variation to reduce the west setback from the

required 2' to 0.53' (east to be 3.05'), combined side setback from 5' to 3.17' to permit the subdivision of one zoning lot in to two zoning lots. The existing single family residence at 4317 W. School shall remain. A single family residence is proposed for

4315 W. School Street.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

568-17-S ZONING DISTRICT: B3-1 WARD: 25

APPLICANT: Western Bell, Inc. **OWNER:** 2400 Western, LLC

PREMISES AFFECTED: 2400-12 S. Western Avenue / 2401-11 W. 24th Street

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed fast food restaurant.

Motion to approve subject to conditions made by the

Chairman. 2-1; yeas – Sercye and Doar; nays – Flores (Toia Recused). Pursuant to *Melrose Park Nat'l Bk. V. Zoning Bd. of Appeals of the City of Chicago*, 79 Ill.App.3d 56 (1st Dist. 1979), application continued to October 20, 2017 at 9:00 a.m. for vote

by Williams.

569-17-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Beverly Western Partners, LLC

OWNER: same as applicant

PREMISES AFFECTED: 10637 S. Western Avenue

SUBJECT: Application for a special use to establish a dual lane drive-through

to serve an existing fast food restaurant.

Continued to October 20, 2017 at 9:00 a.m.

570-17-S ZONING DISTRICT: B3-1 WARD: 15

APPLICANT: McDonald's USA, LLC

OWNER: 2844 W. 47th ST. LLC / Cal 47th Main Site. LLC

PREMISES AFFECTED: 2844 W. 47th Street

SUBJECT: Application for a special use to establish a dual lane drive-through

to serve a proposed fast food restaurant.

Continued to October 20, 2017 at 9:00 a.m.

571-17-S ZONING DISTRICT: C1-2 WARD: 20

APPLICANT: Raina 63 Halsted, LLC **OWNER:** S.H. Associates, Inc. **PREMISES AFFECTED:** 6300 S. Halsted Street

SUBJECT: Application for a special use to establish a one lane drive through

to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Flores (Toia recused).

CONTINUANCES

497-17-Z ZONING DISTRICT: RT-4 WARD: 43 APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2648 N. Mildred Avenue

SUBJECT: Application for a variation to increase the existing floor area ratio

by no more than 1.06% from the existing 3,777.37 square feet to 3,817.37 square feet for a proposed first floor addition and a new

privacy fence on the existing three-story building being

deconverted from two dwelling unit building to a single family

residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

498-17-Z ZONING DISTRICT: RT-4 WARD: 43 APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2648 N. Mildred Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 0.42', north setback from 2' to 1.41' (south to be 2.51'), combined side setback from 5' to 3.92' for a proposed first floor front addition and a new privacy fence on the existing three-story building be being deconverted from two dwelling unit

building to a single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting went into closed session at 12:20 AM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting returned to open session at 12:38 AM.

The Chairman moved to recess at 12:45 AM. Second by Flores. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Doar, Flores, and Toia).

2:00 PM

572-17-Z ZONING DISTRICT: C2-5 WARD: 3

APPLICANT: Episteme Luxury Condos, LLC

OWNER: Schaul Real Estate LLC, S & J Melrose & Jeff Offutt

PREMISES AFFECTED: 1802 S. State Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 12', front setback from 8.9' to zero, south setback from 1.18' to zero for a proposed four-story, thirty nine dwelling

unit building with thirty-nine parking spaces. Continued to October 20, 2017 at 9:00 a.m.

573-17-Z ZONING DISTRICT: C2-5 WARD: 3

APPLICANT: Episteme Luxury Condos, LLC

OWNER: Schaul Real Estate, LLC, S7 J Melrose & Jeff Offutt

PREMISES AFFECTED: 1802 S. State Street

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed four-story, thirty-nine dwelling unit building

with thirty-nine parking spaces.

Continued to October 20, 2017 at 9:00 a.m.

CONTINUANCES

391-17-S ZONING DISTRICT: C2-5 WARD: 3

APPLICANT: Episteme Luxury Condos, LLC

OWNER: Schaul Real Estate, LLC, S7 J Melrose & Jeff Offutt

PREMISES AFFECTED: 1802 S. State Street

SUBJECT: Application for a special use to establish a four-story, thirty-nine

dwelling unit building with thirty-nine, onsite parking spaces.

Continued to October 20, 2017 at 9:00 a.m.

409-17-S ZONING DISTRICT: M2-2 WARD: 20

APPLICANT: CNG Services, LLC

OWNER: ABM, LLC

PREMISES AFFECTED: 4834 S. Halsted Street

SUBJECT: Application for a special use to establish a natural gas filing

station. **Withdrawn**

460-17-S ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Tsersndori Davaasuren d/b/a Bliss Nails

OWNER: Sarah Kim

PREMISES AFFECTED: 4245 N. Lincoln Avenue

SUBJECT: Application for a special use to establish a nail salon.

Dismissed for want of prosecution

464-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Sarah Kim

OWNER: Same as applicant **PREMISES AFFECTED:** 2480 N. Orchard Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.73' to 2', south setback from 2' to zero (north to be 3.83') combined side setback from 5' to 3.83' for a proposed three-story covered porch with one parking stall at grade at the rear of

the existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

465-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Sara Kim

OWNER: Same as applicant **PREMISES AFFECTED:** 2480 N. Orchard Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 165.05 square feet to zero for a proposed rear threestory, covered porch with one parking stall carport at the rear of

the existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

467-17-S ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Christ Center of Hope: Assembly of God

OWNER: Same as applicant

PREMISES AFFECTED: 5534 N. Kedzie Avenue

SUBJECT: Application for a special use to establish a religious assembly with

112 seats in an existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

468-17-S ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Christ Center of Hope: Assembly of God **OWNER:** Board of Education, City of Chicago

PREMISES AFFECTED: 5430-58 N. Kedzie Avenue

SUBJECT: Application for a special use to establish off-site parking to meet

the parking requirement for the proposed religious assembly

located at 5534 N. Kedzie Avenue.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

469-17-Z ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Christ Center of Hope: Assembly of God **OWNER:** Board of Education, City of Chicago

PREMISES AFFECTED: 5430-58 N. Kedzie Avenue

SUBJECT: Application for a variation to establish shared parking for a

proposed religious assembly located at 5534 N. Kedzie and an

existing school located at 5531 N. Kedzie Avenue.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

505-17-S ZONING DISTRICT: B1-1 WARD: 41

APPLICANT: Jazeh Beauty Boutique

OWNER: Lou Grande

PREMISES AFFECTED: 6430 N. Central Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

511-17-Z ZONING DISTRICT: DX-5 WARD: 42

APPLICANT: 65 Oak Street Owner, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 57 E. Oak Street

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed four- story retail and restaurant building. **Application approved by voice vote. 3-0; yeas – Sercye, Doar,**

and Flores (Toia recused)

525-17-Z ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Jessica Shahbaz

OWNER: Same as applicant

PREMISES AFFECTED: 1415 N. Ashland Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to

zero on floors containing dwelling units for a proposed second floor rear addition for the existing two-story building which contains one, second floor dwelling unit and a first floor small

venue with retail sales.

Continued to November 17, 2017 at 2:00 p.m.

526-17-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Steven Molo and Mary Molo

OWNER: Same as applicant

PREMISES AFFECTED: 341 W. Wellington Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.29' to zero, east setback from 5' to zero for a proposed 8' high privacy fence for the existing three-story, single family

residence.

Continued to October 20, 2017 at 9:00 a.m.

528-17-S ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: Rush Ontario, LLC
OWNER: Newport- Ontario, LLC
PREMISES AFFECTED: 630 N. Rush Street

SUBJECT: Application for a special use to establish a non-accessory parking

(public garage) with one hundred, twenty-seven spaces located on

the third and fourth floor of an existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

529-17-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Chulbul Pandey Inc. d/b/a Liquor Expo

OWNER: Iantoni Development, LLC **PREMISES AFFECTED:** 2154 N. Halsted Street

SUBJECT: Application for a special use to establish a packaged good license

for a proposed liquor store on the first floor on an existing three-

story, mixed use building.

Continued to October 20, 2017 at 9:00 a.m.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting went into closed session at 4:00 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia). Meeting returned to open session at 4:05 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of August 18, 2017 made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

The Chairman moved to recess at 4:08 PM. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting adjourned.